

040.0

0001

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

771,600 / 771,600

USE VALUE:

771,600 / 771,600

ASSESSED:

771,600 / 771,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		PARK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SHAW TIMOTHY J & KIMBERLY A	
Owner 2:		
Owner 3:		

Street 1: 10 PARK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Clapboard Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	263,600	4,000	504,000	771,600		26331
							GIS Ref
							GIS Ref
							Insp Date
							11/26/18

Total Card	0.161	263,600	4,000	504,000	771,600	Entered Lot Size
Total Parcel	0.161	263,600	4,000	504,000	771,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	545.69	/Parcel: 545.69	Land Unit Type:

Parcel ID: 040.0-0001-0005.0

!3254!

PRINT

Date: 12/29/21 Time: 22:49:27

LAST REV

Date: 04/02/19 Time: 15:12:55

apro

3254

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style				Full Bath: 1	Rating: Average												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:			%	OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
				CONDO INFORMATION				Lvl 2									
Grade: C - Average								Lvl 1									
Year Blt: 1905	Eff Yr Blt:							Lower									
Alt LUC:	Alt %:							Totals	RMS: 7	BRs: 3	Baths: 1	HB					
Jurisdict:	Fact: .							REMODELING				RES BREAKDOWN					
Const Mod:								Exterior:	No Unit	RMS	BRS	FL					
Lump Sum Adj:								Interior:	1	7	3						
INTERIOR INFORMATION				DEPRECIATION				Additions:									
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %		Functional:				Kitchen:									
Prim Int Wal: 2 - Plaster				Economic:				Baths:									
Sec Int Wall:		%		Special:				Plumbing:									
Partition: T - Typical				Override:				Electric:									
Prim Floors: 3 - Hardwood				CALC SUMMARY				Heating:									
Sec Floors:		%		COMPARABLE SALES				General:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00													
Subfloor:				Size Adj.: 1.35000002													
Bsmnt Gar:				Const Adj.: 0.99989998													
Electric: 3 - Typical				Adj \$ / SQ: 182.232													
Insulation: 2 - Typical				Other Features: 55000													
Int vs Ext:				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000													
Heat Type: 3 - Forced H/W				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 358180													
Solar HW: NO	Central Vac: NO			Depreciation: 94560													
% Com Wal	% Sprinkled			Depreciated Total: 263621													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	182.23										
				Special Features: 0		Val/Su Net:	115.31										
				Final Total: 263600		Val/Su SzAd:	186.42										
PARCEL ID 040.0-0001-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	FR	1915	21.94	T	50	101			4,000		4,000
More: N				Total Yard Items:				4,000	Total Special Features:							Total:	4,000
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten							
BMT	Basement	772	54,670	42,205													
FFL	First Floor	772	182,230	140,683													
TQS	3/4 Story	390	182,230	71,070													
SFL	Second Floor	252	182,230	45,922													
OPP	Open Porch	100	33,000	3,300													
IMAGE				AssessPro Patriot Properties, Inc													